

MINUTES OF THE MAY 3, 1979 BOARD MEETING
DADE HERITAGE TRUST

The meeting was called to order by president Claire Frazier at 7:50 P.M. Present were: John Baldwin, Sharon Clarke, Claire Frazier, Jackie Major, Betty Mangum, Liz Passela, Ivan Rodriguez, Linda Tripp, and Dolly MacIntyre.

Juanita Shearer and Carl Kern of Miami Parks Department were introduced. Ms. Shearer discussed the placement of the BUTLER BUILDING in the Fort Dallas Park, i.e. easy access to pedestrians, visibility to boat traffic, etc. versus opposite corner near proposed "people mover". She explained why the Dallas Park location is preferable to Lumas Park wherein already exists two historical buildings. She suggested that DHT write to the City Manager stating our views of the situation of the house in the Park.

Minutes of the April 5 board meeting were approved.

The treasurer reported a balance in the checking account of "a little over \$1,000", savings account number one \$3,800, savings account number two \$1,500. There were several outstanding bills. Liz suggested that we change our banking structure to require only one signature on the checking account, within limits.

One board position is yet to be filled. Eleanor Hullis of Burger King was suggested as P.R. person.

WAGNER HOMESTEAD Needs to have existing siding peeled off and refinished immediately. A terse note had been received to the effect that the City was not adequately notified of the moving of Wagner. Darlene has responded.

PRESERVATION WEEK Plans for bus and bike tours have been cancelled. A resolution on Preservation Week was received from the City of Hialeah; also the City of Miami resolution acknowledged preservation week.

JACKSON HOUSE Dolly MacIntyre reported that bids are in ranging from \$43,000 to \$160,000. She suggested that we authorize the general contractor to proceed with as much of the restoration as financially possible, starting with structure, electric, plumbing, and security. The library should be a separate phase, and we can apply for a grant later for the library.

FREEDOM TOWER Feelings among DHT members were mixed concerning the preservation of the Tower. A report from Mr. Fernandez showed restoration NOT financially feasible. Copies of a letter prepared by Ivan to Senator Robert Williams in response to this report were distributed. (copy of letter on file) After lengthy discussion, a few minor changes were made to the letter which will go out over Claire's signature, with copies to the Review Board.

Dolly had received a call from Mr. Fernandez asking that DHT send a letter to Mr. R. Foesman, Assistant City Manager, supporting the Resolution that the Freedom Tower be placed on the National Register. (Determination will be made by Ivan

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as to whether a resolution is on file.) Motion was made by Ivan that DHT write a letter to Mr. Foesman supporting the National Register nomination. Motion was seconded by Liz and carried. John moved that if there is no resolution on file, that DHT send a resolution to be placed on the City Commission agenda and also Dade County agenda.

Ivan will attend a meeting on May 4 concerning the Tower. He will, in addition, try to initiate a meeting with City Bank representative, building owners, City of Miami delegates and others to bring the matter to "a head".

CULMER John read a letter which he had written to Dorothy Fields, Director of the Black Archives, offering our support in preserving the Culmer area.

NEW BUSINESS

DHT has been asked to help prevent the closing of Ada Merritt Junior High School. The building has already been declared a historic landmark; therefore, there seems to be no danger of its being demolished. Claire will write to the school board asking for more information.

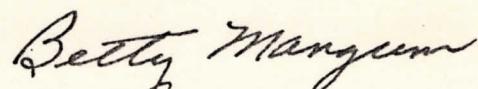
As a point of interest, Ivan mentioned that Castro Convertible on Biscayne Blvd. is moving. He is concerned about the future of that building.

Copies of "DHT Organization Structure" and a "Work Plan" through July were distributed by Claire.

Because of the lack of air conditioning at Dr. Jackson's, it was suggested that the meetings during the summer months be held at homes of members. The June 7 board meeting will be held at the home of Betty Mangum.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,


Betty Mangum
Secretary

Robert
Dear Senator Williams:

This is in reference to the Updated Financial Analysis: Freedom Tower study, prepared by the firm of Ricardo J. Fernandez, A.C.A. It is our responsibility, as an organization dedicated to the preservation of our historical landmarks, to point out what we feel are some ~~errors~~ and omissions from Mr. Fernandez' ~~unsolicited~~ financial study.

1. Annual rent for prime locations downtown office space is at a minimum of \$13 per square foot. These figures are derived from a survey of available office space prepared by the real estate firm of The Clark-Biondi Company (see enclosures). This figure taken at a 75% efficiency ratio would account for an annual gross income of \$806,000.

2. A parking structure, already in demand for the immediate vicinity, could be provided by the City of Miami Off-Street Parking Authority, if the need for it can be proved. This would mean a reduction of over \$1 million from the total improvement costs needed on the property.

3. Most importantly, the tax incentives available for rehabilitation of certified historic properties under Section 2124 of the Tax Reform Act of 1976 are substantial for a building this size. Amortization deductions for rehabilitation, should the News/Freedom Tower be designated as a National Register site, could amount to hundreds of thousands of dollars a year.

In the interest of fairness, and on behalf of one of our most significant architectural and historical monuments, we respectfully submit these alternative figures to the State Historic Preservation Office. We urge the State Review Board to give equal consideration to the enumerated factors above in reviewing the nomination to the National Register of Historic Places of the News/Freedom Tower.

CC: Review Board